

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON MARCH 1, 2004
(Approved March 15, 2004)

The Board of Supervisors held their regular monthly meeting on Monday, March 1, 2004. Present for the meeting were supervisors David Leinbach, Robert Preston and W. Atlee Rinehart. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m. and the pledge was recited.

1. MINUTES

Minutes of February 9, 2004

Mr. Preston moved to accept the minutes of the February 9, 2004 special meeting as amended. Mr. Rinehart seconded the motion. The motion carried unanimously.

Amendment being under, Review of the Subdivision and Land Development Ordinance, it should be altered to state the firm of McMahon Associates, Inc. was authorized to perform the work and not refer to an individual and also note that this direction has already been given multiple times in the past.

Minutes of February 16, 2004

Mr. Preston moved to accept the minutes of the February 16, 2004 workshop meeting as amended. Mr. Rinehart seconded the motion. The motion carried unanimously.

Amendments being under, EMS Resolution, it should be noted West End Fire Company #3 of Phoenixville will replace Spring City due to their Advanced Life Support (ALS) capabilities; under subheading, Roadway Improvements and Traffic Design Proposal, the motion should state 'moved to go out for request for proposal for the design of traffic and road improvements for Route 724, Schuylkill Road and Peterman Road'; under subheading, Additional Items Brought to the Board, in the fifth paragraph, in the third sentence change 'proposes fall' to 'proposed falls'; under subheading, E-Mail Policy, in the second paragraph note that Mr. Preston feels the proposed e-mail policy is also a violation of right of privacy; under subheading, Sewer System Design, it should be noted that Mr. Colona will not be given any of the seven (7) additional EDU's.

Mr. Preston requested the Vesty variance issue be discussed under 'Other Business'.

Minutes of February 23, 2004

Mr. Preston moved to accept the minutes of the February 23, 2004 special meeting as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

2. PUBLIC COMMENTS

No public comments.

3. SUBDIVISION AND LAND DEVELOPMENTS

Project: Coventry Meadows, Woodcrest Estates, Creekview Applicant: Heritage Building

Mr. Robert Bender of Heritage Building Group was not present for discussion. Mr. Preston moved to authorize the Township Solicitor to proceed with the development of the pump and haul agreement. Mr. Rinehart seconded the motion. The motion carried unanimously. Mr. Preston noted the pump and haul agreement will only be good for nine months and then renewal will be required if necessary.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates, LP

Mr. Preston moved to approve Escrow Release No. 4 for the Eckhart Subdivision for the amount of \$7,630.00. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Calvary Baptist Church/Buler Applicant: Calvary Baptist Church

Mr. William Conner of Conner and Smith Engineering, Inc and Pastor Spears of Calvary Baptist Church were present.

There was a discussion regarding the Calvary Baptist Church plan. Mr. Leinbach refrained from the conversation due to the fact that Mr. Leinbach is a member of Calvary Baptist Church.

Mr. Preston noted concerns with the current plan and the fact that the Church property could be sold in the future. Mr. Preston suggested the proposed driveway be lined up with Pheasant Lane. Mr. Conner noted the alignment would affect the Meers property. Mr. Preston noted traffic concerns on Old Schuylkill Road that may be caused by the proposed plan.

Mr. Preston moved to provide the necessary waivers to allow for an 18' driveway, 6' turning radius on the curves and line up within 1' of the centerline of Pheasant Lane and the gate will be removed. Mr. Rinehart seconded the motion. The motion carried. Mr. Leinbach abstained due to conflict of interest.

Mr. Rinehart moved to eliminate curbs and sidewalks. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach abstained due to a conflict of interest.

4. OTHER BUSINESS

Vesty Property

Mr. Preston noted he would like a copy of the material submitted by the Vesty's before discussing the variance issue concerning the Vesty property on Sanatoga Road.

Pottstown Metropolitan Regional Plan Resolution

A resolution was not required for the support of the Pottstown Metropolitan Regional Plan because the item had been included in the budget.

5. DISCUSSION ITEMS

Township Building Expansion

The Township Engineer has reviewed the building expansion plans and the results were sent to Architectural Concepts and Architectural Concepts is working on the updates. The Township Solicitor stated an addendum is required.

Veteran's Cemetery

The Board of Supervisors agreed to support the proposed Veteran's Cemetery at the Pennhurst site in East Vincent Township and a resolution is to be passed at the March 15, 2004 workshop meeting for this purpose.

6. ADDITIONAL ITEMS BROUGHT TO THE BOARD

The revised e-mail policy will be discussed at the March 15, 2004 workshop meeting.

The Township Solicitor asked if the Orchard cost estimate was inclusive of the Spiece Road Realignment and the Township Engineer stated he need to verify that information and will follow up in writing.

The Township Solicitor requested an executive session to discuss the McLaughlin zoning hearing.

Mr. Rinehart asked where responsible lies for the hydrants at Orchard Ridge site. It was noted if the hydrant is in the Township right-of-way the township is responsible but otherwise not. The Board requested the Township Solicitor add to the agreement the Orchard Ridge property owner be responsible for the hydrant in the township right-of-way.

Mr. Rinehart asked about the status of the Fricks Locks lease and Mr. LaLonde reiterated he is working with Nate Sanbourne of PECO and a meeting with Exelon is to take place.

Mr. Preston moved to direct the Historical Commission to look into making Fricks Locks Canal District a historical district within the township in order to develop the district as outlined in the \$35,000 report received. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston requested further clarification of 'deliberation' and 'dissemination' as it pertains to the e-mail policy. Mr. Preston questioned the meaning of Part 2a and b of the Township Solicitor memorandum dated February 24, 2004 regarding the e-mail policy.

Mr. Leinbach stated he is going to attend a seminar regarding the UBC.

Mr. Preston moved to authorize the Township Solicitor to proceed with ordinance issue with respect to construction specifications and request the Township Engineer to prepare a letter to the developers indicating that they hereby agree to abide by the specifications. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston moved to approve payment of two checks: one for the existing township building loan and one for the Easter Egg Hunt. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston requested the meeting room microphone system be made operational.

7. ADJOURNMENT

The monthly meeting adjourned at 8:30 p.m.

Respectfully submitted,

Robert F. Preston,
Township Treasurer/Secretary